

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

November 9, 2021

7:00 P.M.

Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, November 9, 2021 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 848 6664 7109 Password: 951100

Committee members Diane Proctor, Tom Kearns, Nancy Nelson, John Cratsley, Burton Flint, Paul Boehm, Peter Ward, Sarah Grimwood and Charles Phillips were present.

Others Present: Marcia Rasmussen, Delia Kaye, Gregory Maguire, Janet Rothrock, Sue Felshin, Tom Bailey, Linda Escobedo, Laura Mills, Polly Reeve, Emily Wheeler, Sue and Jay Beede-Copeland, Karen Smith, Glenn and Juliana Marmon, Dorrie Kehoe, Dudley Goar, David Witherbee, Dee Ortnier, Nancy Kerr, Jane GC, Christen leKorenos, Beth, Carlene Hempel, Virginia Lang, Ingrid Detweiler, Christa Collins

The Chair called the meeting to order at 7:00 p.m. by a roll call vote.

Assabet River Bluff Preservation and Housing – Land Acquisition

Marcia Rasmussen, Director of Planning and Land Management, presented the proposed project to the Committee which requests \$1,000,000 in CPA funding towards the acquisition of a parcel of land for both open space and community housing purposes. Ms. Rasmussen presented the background on the project and the project goals.

Mr. Boehm asked about funding the project from the Town's affordable housing funds, about the detailed project budget, and asked what the developable open space is. Ms. Kaye stated that if a developer purchased the lot, it is the total number of developable land on the lot. Mr. Boehm asked if there would be additional CPA funding requests. Ms. Kaye stated that she does not anticipate the need for more requests. Mr. Phillips asked if there will be other warrant articles at town meeting. Ms. Rasmussen stated that there would be for housing funding. Mr. Ward asked if it would create a challenge to move the project forward if the CPC cannot fund the project in full. Ms. Rasmussen stated that it would because land acquisition is expensive and she doesn't know where other funding for it could be found. Mr. Flint asked what the split between open space and housing is, and asked how they got to 11 units. Ms. Rasmussen stated that long discussions lead to the split, and explained that the zoning calculations for the lot yields 11 units. Ms. Nelson asked why recreation wasn't a category on the application. Ms. Rasmussen stated that there may be passive recreation on the lot, but there will not be active recreation planned for the property. Ms. Nelson stated that she would like to see the rough concept plans. Ms. Rasmussen stated that she should have them in the next week or two.

The chair asked for public comment. Jonathan Aibel asked about the 100' setback from the river. Ms. Kaye confirmed the setback. Dorrie Kehoe stated she was concerned about traffic safety. Polly Reeve stated that she is a representative of the land trust that is working with the neighbors and stated the benefits of conserving the land. Glenn and Juliana Marmon stated concerns about the safety on Upland

COMMUNITY PRESERVATION COMMITTEE

Road, and stated that they were encouraged that the entire lot would not be bulldozed. Tom Bailey stated he is concerned about safety on Upland Road. Mr. Flint asked if an entrance on Old Marlboro had been looked at. Ms. Rasmussen stated that they had, and will look into it more. Karen Smith stated that she lives in the neighborhood and has not heard about the project. Ms. Kaye stated that the Land Trust and the Sudbury Valley Trustees had been working with the neighborhood and that's where the town heard about the neighborhood support. Nancy Kerr stated that she is supportive of the project if it is more on the open space side.

Regional Housing Services Program

Marcia Rasmussen, presented the proposed project to the Committee which requests \$28,000 in CPA funding for the Town's participation in the Regional Housing Services Office, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities.

Mr. Ward asked if other towns pay for the RHSO 100% from CPA funding. Ms. Rasmussen stated that yes, the majority of the other towns pay 100% with CPA funds. Dr. Grimwood asked if all of the towns are charged the same fee. Ms. Rasmussen stated that there is an overall fee that each town pays, and then the rest of the fee is dependent on the number of units in the town and the activities the RHSO is needed for. Mr. Cratsley asked what the CPC allocated last year. Ms. Rasmussen stated that it was \$25,000.

There were no public comments on this project.

Junction Village Open Space

Marcia Rasmussen, presented the proposed project to the Committee which requests \$300,000 in CPA funding to create passive open space on 6.5 acres of land along the Assabet River as it stretches behind the MCI property and perpendicular to the Bruce Freeman Rail Trail. The project scope involves a multi-year process that will begin with general design and invasive plant removal, which will evolve to a developed parkland with interpretive signage, a pollinator meadow, gathering spaces, and public art. Ms. Rasmussen presented the background on the project and the project goals.

Mr. Ward asked what subsequent phases of CPA requests will be for. Ms. Rasmussen stated that they have not got to that level of detail in the plans yet, so she cannot provide an estimate on the funding needs at this time. Dr. Grimwood asked if the funding will cover the required three years of invasives removal. Ms. Rasmussen stated that she believes it will. Mr. Cratsley asked how the scheme presented at this evening's meeting came together. Carlene Hempel explained that they presented two plans to the community and then created this plan, which incorporates the best parts of both plans. Mr. Flint asked if they will be able to begin construction on Phase I before getting funding for Phase II. Ms. Rasmussen stated that she believes it can be constructed in phases. Ms. Nelson asked about the eligibility of the project under historic preservation and asked if there had been soil testing on the site. Ms. Rasmussen stated that there has been soil testing on the site as part of the Junction Village affordable housing project. Mr. Boehm asked about parking. Ms. Rasmussen stated that there is parking for the Bruce Freeman Rail Trail that visitors could use to access the site. Ms. Proctor asked for clarification on the ADA accessibility

COMMUNITY PRESERVATION COMMITTEE

of the site. Ms. Rasmussen stated that there is a new material that has been suggested by the project architect.

There were no public comments on this project.

Bruce Freeman Rail Trail

Marcia Rasmussen, presented the proposed project to the Committee which requests \$300,000 in CPA funding in CPA funding to provide additional fencing, plantings, benches, interpretive signage and other amenities to enrich and enhance the visitor experience along the Bruce Freeman Rail Trail. Ms. Rasmussen presented the background on the project and the project goals.

Mr. Flint asked what the reasoning is for the different fence then what MassDOT thinks is appropriate. Ms. Rasmussen stated that MassDOT would like to use a 48" tall three rail fence, and the Bruce Freeman Rail Trail Committee would like to see a 6' vertical decorative metal fence in order to block access to white pond from that area [to prevent slope erosion]. Mr. Flint stated that he is concerned that the views of the pond will be blocked by the 6' tall fence. Mr. Flint asked why the split rail fence is not included in the scope of the state's work. Ms. Rasmussen stated that the state's scope has changed over the years, and that there have been issues in other locations along the trail where people are wandering off the path. Mr. Boehm asked for clarification on the budget. Mr. Cratsley asked where the estimates for the cost of the fence came from. Ms. Rasmussen stated that they are based off of linear cost of fencing from the design consultant. Mr. Cratsley asked about remaining funds in past BFRT allocations. Ms. Rasmussen stated that there is \$9,000 remaining that has already been allocated to landscaping that will be done this spring.

There were no public comments on this project.

Other Business and Minutes

Envision Concord – Ms. Proctor stated that she will draft and submit a report on how much funding the CPA has allocated the past few years to the Open Space, Historic Preservation, Community Housing, and Recreation categories.

There were no draft minutes to be reviewed at this meeting.

Ms. Proctor stated that she attended the open meeting law training over the weekend and learned that assigning subcommittees to review CPA projects triggers the need for agendas and minutes. She stated that the Committee needs to figure out how to move forward.

With no further discussion, Ms. Nelson moved to adjourn the meeting at 9:13 p.m. Mr. Boem seconded and all others voted in favor.

Respectfully submitted,

Heather Gill
Senior Planner

COMMUNITY PRESERVATION COMMITTEE

Minutes Approved on: 12/7/2021

Secretary